

DESIGN REVIEW BOARD - MINUTES
CITY CONFERENCE ROOM 107
July 20, 2006: 4:00 P.M.

1A. Roll Call.

Members present: Lynch, Millikin, Perney and Renz

Members absent: Hinnenkamp, Bostater and Hamman

Department staff: Burger

1B. Introduction of Guests.

Tamara Nitz, Chuck Carroll, Jim Ravenkamp

1C. Additions or corrections to the agenda.

None.

2. Old Business:

None.

3. New Business:

- 3A. Review of Application #CC06-8, filed by Hospice Care of Kansas, 200 S. Santa Fe, requesting the approval of a certificate of compatibility to install two new signs on the awning of the building located at 200 S. Santa Fe. The subject property is legally described as Lots 140 & 142, on Santa Fe, Original Town of Salina and is addressed as 200 S. Santa Fe. This property is the former location of the Carroll's Hallmark Shop.**

Mr. Burger presented the staff report as contained in the case file.

Mrs. Perney asked would the applicant in this case like to add anything?

Tamara Nitz, representing of the Hospice Care organization, stated no.

Mrs. Perney asked would you like to add anything Mr. Carroll?

Mr. Carroll stated that I've owned that building for 20 years. We've cared for the tile as you see the tile on the roof there. For years we've had to use pieces of galvanized pipe to match the tiles when broken pieces were replaced. We'd cut them lengthwise and a paint them. Nowadays you can get them on the internet and you can find that exact kind of tile and we've replaced them as needed. We are real proud to have the Hospice Care organization in our building and as the owner would like to comment that the proposed signs would be attractive as they are designed and would look like they belonged there on the building canopy.

Mrs. Perney asked are there any other comments? Do I have a motion?

MOTION: Mr. Millikin moved to accept the proposal as presented under Option No. 1.

SECOND: Mr. Renz seconded the motion.

VOTE: Motion approved 4-0.

3B. Review of Application #CC06-9, filed by Jim Ravenkamp, 652 S. Santa Fe, on behalf of Ravey Investment, requesting the approval of a certificate of compatibility to renovate the exterior of the existing storefront, to install new awnings and to refurbish and reuse the existing projecting sign on the building located at 157 N. 7th Street. The subject property is legally described as Lot 80 on 7th Street, Original Town of Salina and is addressed as 157 N. 7th Street. This property is the former location of the Wood Fashion Dry Cleaners.

Mr. Burger presented the staff report as contained in the case file. He commented that since the proposed decorative street lights were in the City right-of-way the DRB could make a recommendation to the City Commission on the appropriateness of the light fixtures in this location. The City Commission would have the final action on the design and placement of the lighting. The City's decision could also take into account the development of a new street lighting system for the Downtown and integrating the design into the way finding system that is under development by the City for the gateways into the City.

Mrs. Perney asked Mr. Ravenkamp, would like to add anything?

Mr. Ravenkamp stated I have brought some color samples for the paint on the building and the awnings and to confirm some of the colors that Mr. Burger has been talking about. The awnings would be this dark blue color here and the trim would be what they call a True Brown and the color of the stucco a Toast color similar to that. That is the color combination that we are using. We are going to take that brick off of the storefront base on the east and expose the ceramic tile that is underneath. It is that green and gold yellow that John had the slide of. The tile was the original base of the building so we are going to reveal that. The street lights that I am going to use are the same ones that I have used down at 201 S. 5th at that building. I have talked with Jason about that. Obviously I have to get a license agreement from the City. If they do ever change the lights that are Downtown and if these don't match that, we would work with the City and they would buy the lights I am using so that they will match throughout the Downtown. If that was the case. We are trying to keep the work true to the original building. Of course with those storefronts on the north side that will take out some of that wall. That would be the most visible alteration. In order to use the building and return it to a utility that is profitable, we need to subdivide the building into separate storefronts to get the most use.

Mr. Burger asked are the new aluminum and glass storefronts going to be a bronze tone that is like the 201 S. 5th Street property?

Mr. Ravenkamp stated yes. We have two tenants now and possibly a third, so I believe the remaining spaces will go fast.

Mrs. Lynch stated I think the project appears to keep all of the lovely Mission-style architectural detail while it adds to our commercial base Downtown. I think it looks like a well thought out plan.

Mr. Ravenkamp stated hopefully most of the spots would be retail. That's what I was shooting for. I am very meticulous on which businesses that I lease storefronts to. That is my plan. The newspaper has already stated that the "Soggy Dog" an animal salon would be one of the spaces. They will have specialty retail grooming items for purchase. It's going to be more of a retail shop. The others will be "Best Dinners" which will be a custom catering operation that will be an asset too.

Mrs. Perney asked what you have exposed of the ceramic tile at the base of the window looks good. What will happen if you remove that brick façade and the tile there is not in good condition?

Mr. Ravenkamp stated I would replace it with a ceramic tile that is similar in appearance. It has always been my intention to take that off and return the building to its original appearance. I am confident looking around that it's all still back there. I'll match it or make it the closest look that I can.

Mr. Burger stated there appears to be an area on the south side of the drive through that has the same tile and it is only overpainted. It should be possible to strip that paint finish off because the tile is a very durable masonry surface.

Mr. Ravenkamp stated I have chipped a little of the paint off of there and it is the same ceramic tile color scheme as the street side. It is in good shape and I don't see any cracks there in the tiles or mortar. It should look nice once it's cleaned up. The only other thing that we would be doing out there and I'm still dealing with the City on the building permit is to put a grassy strip along the north sidewalk along Ash Street. We would have a 6 foot sidewalk then grass going out to the curb along that north side, about ten feet of grass in there to kind of dress that up too. Back to the question that you had on the lamp post. We were going to put one on the corner and three along the Ash Street side there. It wasn't actually to go onto 7th Street. Could you get a corner shot there? Right there where that pole is. I need to get with the telephone company to see if we can have that removed because it does not appear to be doing anything that we can tell. That is my intention, to put one there and one on the other side of the drive. One in the middle and one on the end of that north side. That one there I would like to take out but I don't think the City would let me.

Mrs. Perney stated that I don't think that this is anything that we can do in our capacity, along the north side, is there any parking?

Mr. Ravenkamp stated no there is not.

Mrs. Perney stated that may be beside the point because you have a parking lot close.

Mr. Ravenkamp stated the parking would be on the east on 7th Street or in the nearby parking lots. There again in reality at the City-County Building parking across 7th Street, that is not private parking. People can use it, but no, there wouldn't be any parking along Ash Street.

Mr. Burger stated that there are three City lots all within half a block of this address.

Mrs. Perney asked are there any other comments? Do I have a motion?

MOTION: Mr. Renz moved to accept the proposal as presented under Option No. 1 and to include a recommendation to the City Commission that the proposed decorative street lights would be compatible in this location.

SECOND: Mrs. Lynch seconded the motion.

VOTE: Motion approved 4-0.

Mrs. Perney wished the applicant good luck with proposed project.

4. Other Matters.

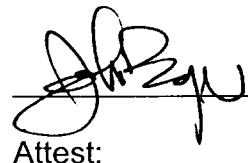
5. The next meeting, if scheduled, will be on August 10, 2006.

Mr. Burger stated no case has been filed this week for the August 10th meeting so that meeting will not be held. The next regular meeting date after that will be on August 24th.

6. A motion to adjourn is in order.

Mrs. Perney adjourned the meeting the meeting at 4:45 p.m.

John Burger, Assistant Secretary



Attest:
